

T H E WILLIAMSON ACT



1991-93 STATUS REPORT

Pete Wilson
Governor

Douglas P. Wheeler
Secretary for Resources
The Resources Agency

Michael F. Byrne
Director
Department of Conservation

APPENDIX A

TABLES: COUNTY AND CITY TOTALS

Table A1a. Status of Williamson Act Lands
March 1991 - March 1992

COUNTY	Urban Prime	Other Prime	NonPrime/ Open Space	Total 1991-92
Alameda	6,820	11,184	142,690	160,694
Amador	0	4,438	89,972	94,410
Butte	13,308	93,390	106,545	213,243
Calaveras	0	13,541	120,436	133,977
Colusa	0	10,345	190,455	200,800
Contra Costa	2,780	10,633	53,886	67,299
El Dorado	0	2,141	45,686	47,827
Fresno	55,166	1,037,387	481,340	1,573,893
Glenn	0	72,571	249,510	322,081
Humboldt	76	3,777	193,216	197,069
Kern	52,788	890,378	785,979	1,729,145
Kings	40,066	519,195	124,565	683,826
Lake	0	5,916	43,185	49,101
Lassen	0	25,878	261,347	287,225
Madera	28,895	222,476	305,396	556,767
Marin	2,730	8,983	81,639	93,352
Mariposa	0	0	175,831	175,831
Mendocino	0	29,605	443,603	473,208
Monterey	3,850	60,051	629,309	693,210
Napa	5,723	8,778	47,353	61,854
Nevada	0	5,296	0	5,296
Orange	2,717	929	40,500	44,146
Placer	1,527	22,711	48,196	72,434
Plumas	0	7,119	75,084	82,203
Riverside	6,959	58,443	9,140	74,542
Sacramento	10,137	101,092	123,002	234,231
San Benito	8,948	46,700	526,431	582,079
San Bernardino	9,476	2,652	9,132	21,260
San Diego	2,505	13,995	90,929	107,429
San Joaquin	133,514	258,045	168,337	559,896
San Luis Obispo	7,614	69,803	680,537	757,954
San Mateo	209	2,742	43,754	46,705
Santa Barbara	31,736	36,246	471,772	539,754
Santa Clara	12,401	2,698	348,704	363,803
Santa Cruz	1,191	1,948	8,553	11,692
Shasta	403	14,267	139,503	154,173
Sierra	0	1,953	35,090	37,043
Siskiyou	0	87,273	294,361	381,634
Solano	31,193	92,115	152,786	276,094
Sonoma	5,288	25,114	253,995	284,397
Stanislaus	83,570	218,278	411,519	713,367
Tehama	0	53,225	752,373	805,598
Trinity	0	0	22,268	22,268
Tulare	130,885	478,247	523,281	1,132,413
Tuolumne	0	0	124,544	124,544
Ventura	32,177	17,455	98,250	147,882
Yolo	<u>83,122</u>	<u>210,543</u>	<u>184,330</u>	<u>477,995</u>
County Totals	807,774	4,859,556	10,208,314	15,875,644

Table A1a. Status of Williamson Act Lands
March 1991 - March 1992

CITY	Urban Prime	Other Prime	NonPrime/ Open Space	Total 1991-92
Camarillo	607	0	15	622
Carlsbad	323	0	20	343
Coachella	529	52	0	581
Corona	105	0	0	105
Fremont	496	0	6,732	7,228
Hayward	0	0	2,358	2,358
Indio	200	0	0	200
Menlo Park	0	0	1,992	1,992
Newark	275	0	3,105	3,380
Oceanside	693	0	72	765
Oxnard	191	0	2	193
Palo Alto	149	0	318	467
Perris	840	0	0	840
Redlands	290	0	0	290
Roseville	0	0	475	475
Sacramento	1,249	0	62	1,311
San Jose	179	318	4,901	5,398
Saratoga	30	0	186	216
Thousand Oaks	0	0	298	298
City Totals	6,156	370	20,536	27,062
County Totals	<u>807,774</u>	<u>4,859,556</u>	<u>10,208,314</u>	<u>15,875,644</u>
Grand Totals	813,930	4,859,926	10,228,850	15,902,706

Note: Los Angeles County no longer reports acreage under Williamson Act contract .

Department of Conservation, 1993

Table A 1b. Status of Williamson Act Lands
March 1992 - March 1993

COUNTY	Urban Prime	Other Prime	NonPrime/ Open Space	Total 1992-93
Alameda	6,042	10,675	141,453	158,170
Amador	0	4,478	89,866	94,344
Butte	13,351	93,360	106,293	213,004
Calaveras	0	13,541	120,421	133,962
Colusa	0	10,345	190,447	200,792
Contra Costa	2,780	10,435	52,310	65,525
El Dorado	0	2,159	45,884	48,043
Fresno	53,930	1,039,413	485,463	1,578,806
Glenn	0	75,033	247,310	322,343
Humboldt	76	3,777	193,216	197,069
Kern	52,677	887,830	786,058	1,726,565
Kings	40,071	519,372	124,661	684,104
Lake	0	5,885	43,167	49,052
Lassen	0	25,968	262,125	288,093
Madera	29,206	221,311	306,200	556,717
Marin	2,638	8,683	82,456	93,777
Mariposa	0	0	179,868	179,868
Mendocino	0	29,679	444,433	474,112
Monterey	3,850	62,350	632,661	698,861
Napa	5,723	8,799	47,495	62,017
Nevada	0	5,296	0	5,296
Orange	2,669	929	39,488	43,086
Placer	1,527	22,610	46,936	71,073
Plumas	0	7,119	75,084	82,203
Riverside	6,954	58,081	9,080	74,115
Sacramento	9,820	100,037	121,539	231,396
San Benito	8,907	46,777	528,359	584,043
San Bernardino	9,231	2,652	9,132	21,015
San Diego	2,445	13,990	90,748	107,183
San Joaquin	133,362	259,409	168,337	561,108
San Luis Obispo	7,614	69,853	682,395	759,862
San Mateo	209	2,742	43,754	46,705
Santa Barbara	31,767	36,246	471,737	539,750
Santa Clara	11,854	2,660	349,022	363,536
Santa Cruz	1,293	1,646	19,097	22,036
Shasta	403	14,199	141,830	156,432
Sierra	0	1,953	35,902	37,855
Siskiyou	0	87,481	295,058	382,539
Solano	31,076	92,283	151,200	274,559
Sonoma	5,259	25,268	257,284	287,811
Stanislaus	82,987	218,036	410,623	711,646
Tehama	0	52,725	750,781	803,506
Trinity	0	0	22,268	22,268
Tulare ¹	0	608,503	516,016	1,124,519
Tuolumne	0	0	124,430	124,430
Ventura	33,971	15,582	98,127	147,680
<u>Yolo</u>	<u>83,118</u>	<u>210,377</u>	<u>184,128</u>	<u>477,623</u>
County Totals	674,810	4,989,547	10,224,142	15,888,499

Table A 1b. Status of Williamson Act Lands
March 1992 - March 1993

CITY	Urban Prime	Other Prime	NonPrime/ Open Space	Total 1992-93
Camarillo	607	0	15	622
Carlsbad ²	323	0	20	343
Coachella ³	529	52	0	581
Corona	106	0	0	106
Fremont	496	0	4,977	5,473
Hayward	0	0	2,358	2,358
Menlo Park	0	0	1,992	1,992
Newark	211	0	3,059	3,270
Oceanside	693	0	72	765
Oxnard	0	0	0	0
Palo Alto	149	0	317	466
Perris	810	0	0	810
Redlands	290	0	0	290
Roseville ⁴	0	0	475	475
San Jose	308	318	5,123	5,749
Saratoga	30	0	186	216
Thousand Oaks	0	0	298	298
City Totals	<u>4,552</u>	<u>370</u>	<u>18,892</u>	<u>23,814</u>
County Totals	674,810	4,989,547	10,224,142	15,888,499
Grand Totals	679,362	4,989,917	10,243,034	15,912,313

¹ Tulare County converted to a new computer system this year and input urban prime data and other prime data together. The County will attempt to break down the data for the next reporting period.

² The City of Carlsbad is no longer submitting a subvention application; all of their contracted land entered nonrenewal in 1991. Total cited was last year's cumulative nonrenewal total.

³ The City of Coachella did not submit a subvention application. Figures cited were reported last year.

⁴ The City of Roseville is no longer submitting a subvention application; all of their contracted land entered nonrenewal in 1990. Total cited was last year's cumulative nonrenewal total.

Note: Los Angeles County no longer reports acreage under Williamson Act contracts.

Department of Conservation, 1994

Table A 2a. Williamson Act Acreage Changes
March 1991- March 1992

COUNTY	Acres Added	Nonrenewals				Cancellations		Eminent Domain		Annexations		Net Change
		#	Initiated (ac)	#	Expired (ac)	#	Acres	#	Acres	#	Acres	
Alameda	0	1	172	5	671	0	0	0	0	0	0	-671
Amador	280	4	1,415	4	1,326	0	0	0	0	0	0	-1,046
Butte	1,099	7	1,095	1	166	0	0	9	13,740	0	0	-12,807
Calaveras	0	4	907	1	126	0	0	0	0	0	0	-126
Colusa	0	0	0	0	0	0	0	0	0	0	0	0
Contra Costa	0	5	902	10	6,575	2	1,557	3	292	0	0	-8,424
El Dorado	39	1	395	2	27	0	0	0	0	0	0	12
Fresno	15,960	19	1,609	1	10	6	81	7	866	3	139	14,864
Glenn	0	0	0	1	20	0	0	0	0	0	0	-20
Humboldt	936	1	248	0	0	0	0	0	0	0	0	936
Kern	4,262	34	10,832	5	12,016	7	48	3	725	2	151	-8,678
Kings	884	23	1,202	1	120	0	0	2	157	0	0	607
Lake	20	0	0	0	0	1	27	2	476	0	0	-483
Lassen	0	0	0	0	0	0	0	0	0	0	0	0
Madera	833	28	9,367	0	0	0	0	0	0	0	0	833
Marin	0	0	0	1	15	0	0	1	3	0	0	-18
Mariposa	7,638	0	0	0	0	0	0	0	0	0	0	7,638
Mendocino	275	45	9,381	0	0	0	0	0	0	0	0	275
Monterey	6,744	1	340	0	0	0	0	0	0	0	0	6,744
Napa	729	0	0	0	0	0	0	0	0	0	0	729
Nevada	0	1	1,141	1	505	0	0	0	0	0	0	-505
Orange	0	0	0	2	772	0	0	0	0	0	0	-772
Placer	0	10	2,825	4	550	0	0	0	0	0	0	-550
Plumas	0	0	0	0	0	0	0	0	0	0	0	0
Riverside	200	19	1,165	26	3,482	0	0	6	581	0	0	-3,863
Sacramento	0	18	6,512	4	1,183	0	0	6	2,120	0	0	-3,303
San Benito	1,712	12	2,606	1	30	0	0	0	0	0	0	1,682
San Bernardino	0	26	992	11	581	0	0	0	0	1	43	-624
San Diego	0	3	179	6	82	0	0	0	0	0	0	-82
San Joaquin	797	16	1,451	4	483	0	0	2	26	3	179	109
San Luis Obispo	5,676	2	277	0	0	0	0	0	0	0	0	5,676
San Mateo	43	0	0	0	0	0	0	0	0	0	0	43
Santa Barbara	0	2	108	1	34	0	0	0	0	0	0	-34
Santa Clara	3,400	12	366	17	1,996	0	0	9	379	0	0	1,025
Santa Cruz	17	1	36	1	134	0	0	0	0	0	0	-117
Shasta	4,590	1	1,812	2	1,914	0	0	0	0	0	0	2,676
Sierra	1,462	0	0	1	1,454	0	0	0	0	0	0	8
Siskiyou	807	4	161	0	0	0	0	0	0	0	0	807
Solano	1,253	11	2,586	18	5,413	1	19	1	144	1	277	-4,600
Sonoma	2,224	7	325	7	1,167	0	0	3	153	0	0	904
Stanislaus	1,036	17	1,075	2	4	1	62	0	0	6	74	896
Tehama	3,380	11	7,183	12	643	0	0	1	427	0	0	2,310
Trinity	0	0	0	0	0	0	0	0	0	0	0	0
Tulare	1,614	17	732	6	686	0	0	14	1,803	0	0	-875
Tuolumne	0	4	626	7	472	0	0	0	0	0	0	-472
Ventura	327	0	0	18	3,883	0	0	1	600	0	0	-4,156
Yolo	1,633	17	8,442	1	18	0	0	1	2,853	0	0	-1,238
County Totals	69,870	384	78,465	184	46,558	18	1,794	71	25,345	16	863	-4,690

Table A 2a. Williamson Act Acreage Changes
March 1991- March 1992

CITY	Acres Added	Nonrenewals				Cancellations		Eminent Domain		Annexations		Net Change
		#	Initiated (ac)	#	Expired (ac)	#	Acres	#	Acres	#	Acres	
Camarillo	0	0	0	1	38	0	0	0	0	0	0	-38
Carlsbad	0	1	343	0	0	0	0	0	0	0	0	0
Coachella	0	0	0	0	0	0	0	0	0	0	0	0
Corona	0	0	0	2	56	0	0	0	0	0	0	-56
Fremont	0	2	1,771	1	20	1	4	0	0	0	0	-24
Hayward	0	0	0	0	0	0	0	0	0	0	0	0
Menlo Park	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	0	0	0	0	0	0	0
Oceanside	0	0	0	0	0	0	0	1	247	0	0	-247
Oxnard	0	0	0	0	0	0	0	0	0	0	0	0
Palo Alto	0	0	0	0	0	0	0	0	0	0	0	0
Perris	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	2	67	5	70	0	0	0	0	0	0	-70
Roseville	0	0	0	1	15	0	0	0	0	0	0	-15
San Jose	0	0	0	5	330	1	122	1	13	0	0	-465
Saratoga	0	0	0	0	0	0	0	0	0	0	0	0
Thousand Oaks	0	0	0	0	0	0	0	0	0	0	0	0
City Totals	0	5	2,181	15	529	2	126	2	260	0	0	-915
County Totals	69,870	384	78,465	184	46,558	18	1,794	71	25,345	16	863	-4,690
Grand Totals	69,870	389	80,646	199	47,087	20	1,920	73	25,605	16	863	-5,605

Note: Los Angeles County no longer reports acreage under Williamson Act contract. Subvented acreage is reported as subject to Open Space Easements pursuant pursuant to the Open Space Easement Act of 1969.

Department of Conservation

Table A 2b. Williamson Act Acreage Changes
March 1992- March 1993

P = Prime, NP = Nonprime

= Number of occurrences

COUNTY	Acres Added		Nonrenewals (acres) (1)				Cancellations			Eminent Domain			Annexation			Net Increase + Decrease -
	P	NP	Initiated		Expired		#	Acres		#	Acres		#	Acres		
			P	NP	P	NP		P	NP		P	NP		P	NP	
Alameda	26	661	264	21	774	1,093	0	0	0	15	535	740	3	4	64	-2,523
Amador	40	174	10	642	0	280	0	0	0	0	0	0	0	0	0	-66
Butte	53	0	0	999	10	0	1	24	0	1	0	252	0	0	0	-233
Calaveras	0	0	0	2,045	0	0	0	0	0	0	0	0	0	0	0	0
Colusa	0	0	0	0	0	0	0	0	0	1	0	8	0	0	0	-8
Contra Costa	0	0	209	439	0	0	0	0	0	3	198	1,596	0	0	0	-1,794
El Dorado	18	42	0	33	0	42	0	0	0	0	0	0	0	0	0	18
Fresno	1,519	11,028	382	96	58	578	8	25	0	6	20	6,978	1	3	0	4,885
Glenn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Humboldt	0	0	0	1,468	0	0	0	0	0	0	0	0	0	0	0	0
Kern	1,488	880	3,395	165	1,207	81	5	7	0	2	2,195	640	7	738	80	-2,580
Kings	228	96	295	648	46	0	0	0	0	0	0	0	0	0	0	278
Lake	0	30	0	63	28	44	0	0	0	0	0	0	0	0	0	-42
Lassen	90	778	0	0	0	0	0	0	0	0	0	0	0	0	0	868
Madera	1,619	804	770	1,195	1,180	0	0	0	0	1	1,293	0	0	0	0	-50
Marin	0	359	0	0	0	2	0	0	0	0	0	0	0	0	0	357
Mariposa	0	4,037	0	0	0	0	0	0	0	0	0	0	0	0	0	4,037
Mendocino	93	895	0	35	0	0	2	19	0	2	0	65	0	0	0	904
Monterey	2,379	4,056	0	0	0	503	1	80	201	0	0	0	0	0	0	5,651
Napa	75	202	0	0	0	0	3	54	60	0	0	0	0	0	0	163
Nevada	0	0	258	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	0	0	0	0	0	927	0	0	0	3	48	85	0	0	0	-1,060
Placer	0	0	28	237	101	1,260	0	0	0	0	0	0	0	0	0	-1,361
Plumas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Riverside	0	0	382	5	460	66	0	0	0	3	37	1	0	0	0	-564
Sacramento	90	202	156	1,267	110	987	0	0	0	14	1,350	676	0	0	0	-2,831
San Benito	59	2,184	0	0	39	223	0	0	0	0	0	0	0	0	0	1,981
San Bernardino	13	0	475	0	258	0	0	0	0	0	0	0	0	0	0	-245
San Diego	0	0	700	225	65	15	0	0	0	1	0	166	0	0	0	-246
San Joaquin	1,452	0	1,968	693	201	0	2	21	0	0	0	0	6	119	0	1,111
San Luis Obispo	246	3,040	43	330	195	727	0	0	0	2	1	455	0	0	0	1,908
San Mateo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Santa Barbara	38	0	0	0	7	1	0	0	0	0	0	0	0	0	0	30
Santa Clara	8	497	294	748	553	75	0	0	0	2	24	0	5	15	232	-394
Santa Cruz	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shasta	0	3,686	0	0	0	0	0	0	0	0	0	0	0	0	0	3,686
Sierra	0	1,100	0	0	0	0	0	0	0	0	0	0	0	0	0	1,100
Siskiyou	489	1,168	0	0	281	471	0	0	0	0	0	0	0	0	0	905
Solano	319	2,467	63	3,141	290	371	0	0	0	14	0	3,652	0	0	0	-1,527
Sonoma	179	5,550	83	206	42	1,680	0	0	0	6	12	581	0	0	0	3,414
Stanislaus	810	997	18	0	331	1	0	0	0	7	566	1,892	10	709	0	-1,692
Tehama	407	10	26	289	86	732	0	0	0	13	1,160	741	0	0	0	-2,302
Trinity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tulare	673	212	137	11	12	5	0	0	0	9	358	514	15	345	1	-350
Tuolumne	0	0	0	680	0	114	0	0	0	0	0	0	0	0	0	-114
Ventura	2,163	280	0	0	697	55	0	0	0	0	0	0	0	0	0	1,691
Yolo	184	0	3,349	1,554	30	119	0	0	0	1	324	83	0	0	0	-372
County Totals	14,758	45,435	13,305	17,235	7,061	10,452	22	230	261	106	8,121	19,125	47	1,933	377	12,633
Prime + Nonprime	60,193		30,540		17,513			491			27,246			2,310		

Table A 2b. Williamson Act Acreage Changes
March 1992- March 1993

CITY	Acres Added		Nonrenewals (acres) (1)				Cancellations			Eminent Domain			Annexation			Net Increase + Decrease -
	P	NP	Initiated		Expired		#	Acres		#	Acres		#	Acres		
			P	NP	P	NP		P	NP		P	NP				
Camarillo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carlsbad (2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Coachella (3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Corona	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fremont	0	0	136	0	0	1,729	4	0	26	0	0	0	0	0	-1,755	
Hayward	0	0	0	331	0	0	0	0	0	0	0	0	0	0	0	
Menlo Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Newark	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Oceanside	0	0	259	46	0	0	0	0	0	0	0	0	0	0	0	
Oxnard	0	0	0	0	0	0	0	0	0	0	0	0	3	191	-193	
Palo Alto	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Perris	0	0	0	0	0	0	0	0	0	1	27	0	0	0	-27	
Redlands	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	
Roseville (4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
San Jose	129	222	66	0	0	0	0	0	0	0	0	0	0	0	351	
Saratoga	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Thousand Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
City Totals	129	222	471	377	0	1,729	4	0	26	1	27	0	0	191	2	-1,624
County Totals	14,758	45,435	13,305	17,235	7,061	10,452	22	230	261	106	8,121	19,125	47	1,933	377	12,633
Grand Totals	14,887	45,657	13,776	17,612	7,061	12,181	26	230	287	107	8,148	19,125	47	2,124	379	11,009
Prime + Nonprime	60,544		31,388		19,242		517			27,273			2,503			

(1) In the past, the number of nonrenewals initiated and expired was determined by counting each entry on each application. Because of the various reporting methods utilized by the counties and cities in the program, the reliability of this data was in question. Next year, the application forms will be updated to include a request for this information. For the purpose of determining Net Increase/Decrease, only nonrenewals expired were used in the equation because nonrenewals initiated are still considered to be under contract.

(2) The City of Carlsbad reported all of their remaining contracted land entering nonrenewal in 1991.

(3) The City of Coachella did not submit a subvention application this year.

(4) The City of Roseville reported all of their remaining contracted land entering nonrenewal in 1990.

Note: Los Angeles no longer reports acreage under Williamson Act contract.

Table A 3. Terminations, Additions and Nonrenewals Initiated by Land Category
March 1992 - March 1993

COUNTY	Terminations (1)				Additions				Nonrenewals Initiated			
	Urban Prime	Other Prime	Nonprime	Total	Urban Prime	Other Prime	Nonprime	Total	Urban Prime	Other Prime	Nonprime	Total
Alameda	778	535	1,897	3,210	0	26	661	687	0	264	21	285
Amador	0	0	280	280	0	40	174	214	0	10	642	652
Butte	10	24	252	286	53	0	0	53	0	0	999	999
Calaveras	0	0	0	0	0	0	0	0	0	0	2,045	2,045
Colusa	0	0	8	8	0	0	0	0	0	0	0	0
Contra Costa	0	198	1,596	1,794	0	0	0	0	132	77	439	648
El Dorado	0	0	42	42	0	18	42	60	0	0	33	33
Fresno	43	63	7,556	7,662	64	1,455	11,028	12,547	42	340	96	478
Glenn	0	0	0	0	0	0	0	0	0	0	0	0
Humboldt	0	0	0	0	0	0	0	0	0	0	1,468	1,468
Kern	391	3,756	801	4,948	280	1,208	880	2,368	1,703	1,692	165	3,560
Kings	46	0	0	46	51	177	96	324	211	84	648	943
Lake	0	28	44	72	0	0	30	30	0	0	63	63
Lassen	0	0	0	0	0	90	778	868	0	0	0	0
Madera	0	2,473	0	2,473	311	1,308	804	2,423	0	770	1,195	1,965
Marin	0	0	2	2	0	0	359	359	0	0	0	0
Mariposa	0	0	0	0	0	0	4,037	4,037	0	0	0	0
Mendocino	0	19	65	84	0	93	895	988	0	0	35	35
Monterey	0	80	704	784	0	2,379	4,056	6,435	0	0	0	0
Napa	0	54	60	114	0	75	202	277	0	0	0	0
Nevada	0	0	0	0	0	0	0	0	0	258	0	258
Orange	48	0	1,012	1,060	0	0	0	0	0	0	0	0
Placer	0	101	1,260	1,361	0	0	0	0	28	237	0	265
Plumas	0	0	0	0	0	0	0	0	0	0	0	0
Riverside	136	361	67	564	0	0	0	0	150	232	5	387
Sacramento	317	1,143	1,663	3,123	0	90	202	292	0	156	1,267	1,423
San Benito	39	0	223	262	0	59	2,184	2,243	0	0	0	0
San Bernardino	258	0	0	258	13	0	0	13	475	0	0	475
San Diego	60	5	181	246	0	0	0	0	385	315	225	925
San Joaquin	320	21	0	341	67	1,385	0	1,452	1,226	742	693	2,661
San Luis Obispo	0	196	1,182	1,378	0	246	3,040	3,286	0	43	330	373
San Mateo	0	0	0	0	0	0	0	0	0	0	0	0
Santa Barbara	7	0	1	8	38	0	0	38	0	0	0	0
Santa Clara	537	55	307	899	0	8	497	505	294	0	748	1,042
Santa Cruz	0	0	0	0	0	0	0	0	0	0	0	0
Shasta	0	0	0	0	0	0	3,686	3,686	0	0	0	0
Sierra	0	0	0	0	0	0	1,100	1,100	0	0	0	0
Siskiyou	0	281	471	752	0	489	1,168	1,657	0	0	0	0
Solano	159	131	4,023	4,313	18	301	2,467	2,786	41	22	3,141	3,204
Sonoma	29	25	2,261	2,315	0	179	5,550	5,729	0	83	206	289
Stanislaus	974	632	1,893	3,499	391	419	997	1,807	7	11	0	18
Tehama	0	1,246	1,473	2,719	0	407	10	417	0	26	289	315
Trinity	0	0	0	0	0	0	0	0	0	0	0	0
Tulare	0	715	520	1,235	0	673	212	885	0	137	11	148
Tuolumne	0	0	114	114	0	0	0	0	0	0	680	680
Ventura	612	85	55	752	1,983	180	280	2,443	0	0	0	0
Yolo	188	166	202	556	184	0	0	184	1,246	2,103	1,554	4,903
County Totals	4,952	12,393	30,215	47,560	3,453	11,305	45,435	60,193	5,940	7,602	16,998	30,540

Table A 3. Terminations, Additions and Nonrenewals Initiated by Land Category
March 1992 - March 1993

CITY	Terminations (1)				Additions				Nonrenewals Initiated			
	Urban Prime	Other Prime	Nonprime	Total	Urban Prime	Other Prime	Nonprime	Total	Urban Prime	Other Prime	Nonprime	Total
Camarillo	0	0	0	0	0	0	0	0	0	0	0	0
Carlsbad (2)	0	0	0	0	0	0	0	0	0	0	0	0
Coachella (3)	0	0	0	0	0	0	0	0	0	0	0	0
Corona	0	0	0	0	0	0	0	0	0	0	0	0
Fremont	0	0	1,755	1,755	0	0	0	0	136	0	0	136
Hayward	0	0	0	0	0	0	0	0	0	0	331	331
Menlo Park	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	0	0	0	0	0	0	0
Oceanside	0	0	0	0	0	0	0	0	259	0	46	305
Oxnard	191	0	2	193	0	0	0	0	0	0	0	0
Palo Alto	0	0	0	0	0	0	0	0	0	0	0	0
Perris	27	0	0	27	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0	0	10	0	0	10
Roseville (4)	0	0	0	0	0	0	0	0	0	0	0	0
San Jose	0	0	0	0	129	0	222	351	66	0	0	66
Saratoga	0	0	0	0	0	0	0	0	0	0	0	0
Thousand Oaks	0	0	0	0	0	0	0	0	0	0	0	0
City Totals	218	0	1,757	1,975	129	0	222	351	471	0	377	848
County Totals	4,952	12,393	30,215	47,560	3,453	11,305	45,435	60,193	5,940	7,602	16,998	30,540
Grand Total	5,170	12,393	31,972	49,535	3,582	11,305	45,657	60,544	6,411	7,602	17,375	31,388

(1) Includes cancellations, expired nonrenewals, eminent domain actions and annexations.

(2) The City of Carlsbad reported all of their remaining contracted land entering nonrenewal in 1991.

(3) The City of Coachella did not submit a subvention application this year.

(4) The City of Roseville reported all of their remaining contracted land entering nonrenewal in 1990.

Note: Los Angeles County no longer reports acreage under Williamson Act contract.

Table A 4a. Williamson Act Acreage Eligible for Subvention Entitlement in FY 1992-93 and Paid Entitlement Amount

COUNTY	Urban Prime \$5/acre or \$8/acre	Other Prime \$1/acre	Open Space \$.40/acre	Total number of eligible acres	Paid Entitlement
Alameda	3,562	7,393	113,776	124,731	\$81,399
Amador	0	4,358	85,616	89,974	\$38,604
Butte	12,413	77,936	97,158	187,507	\$216,103
Calaveras	0	13,541	113,649	127,190	\$59,001
Colusa	0	10,345	190,455	200,800	\$86,527
Contra Costa	2,167	5,685	39,049	46,901	\$38,641
El Dorado	0	1,627	37,877	39,504	\$16,778
Fresno	50,822	1,031,478	478,043	1,560,343	\$1,629,271
Glenn	0	70,582	247,578	318,160	\$169,613
Humboldt	76	3,702	192,624	196,402	\$81,132
Kern	37,599	798,845	739,945	1,576,389	\$1,395,615
Kings	38,297	375,152	118,956	532,405	42,816
Lake	0	5,555	42,816	48,371	\$22,681
Lassen	0	25,878	261,347	287,225	\$130,417
Los Angeles ¹	0	0	0	0	\$16,021
Madera	22,344	197,928	290,165	510,437	\$492,746
Marin	2,720	8,973	80,600	92,293	\$62,973
Mariposa	0	0	175,255	175,255	\$70,102
Mendocino	0	28,734	422,557	451,291	\$197,757
Monterey	3,028	49,393	618,844	671,265	\$321,155
Napa ²	3,584	4,132	44,317	52,033	\$41,640
Nevada	0	3,598	0	3,598	\$3,598
Orange	10	630	12,399	13,039	\$5,670
Placer	466	13,107	29,624	43,197	\$28,685
Plumas	0	7,113	69,326	76,439	\$34,843
Riverside	2,888	40,667	5,752	49,307	\$66,072
Sacramento	6,063	89,362	93,633	189,058	\$175,319
San Benito	4,579	43,565	513,395	561,539	\$271,818
San Bernardino	6,241	2,446	6,054	14,741	\$54,796
San Diego	1,769	7,474	88,273	97,516	\$56,935
San Joaquin ³	119,837	246,641	151,902	518,380	\$1,261,461
San Luis Obispo	5,439	66,654	662,996	735,089	\$375,364
San Mateo	209	2,742	43,573	46,524	\$21,843
Santa Barbara	25,242	33,653	466,330	525,225	\$422,121
Santa Clara	9,344	2,359	328,067	339,770	\$208,338
Santa Cruz	1,768	1,433	7,129	10,330	\$18,429
Shasta	305	14,047	136,061	150,413	\$70,911
Sierra	0	1,953	33,731	35,684	\$15,445
Siskiyou	0	86,859	293,223	380,082	\$204,148
Solano	24,896	88,590	141,965	255,451	\$344,544
Sonoma	4,778	24,174	242,653	271,605	\$159,459
Stanislaus	79,448	200,110	380,852	660,410	\$988,035
Tehama	0	48,821	741,389	790,210	\$345,377
Trinity	0	0	22,268	22,268	\$8,907
Tulare	128,658	459,746	513,338	1,101,742	\$1,694,345
Tuolumne ⁴	0	0	113,090	113,090	\$39,602
Ventura	25,286	15,785	77,149	118,220	\$248,933
Yolo	<u>69,229</u>	<u>196,432</u>	<u>163,021</u>	<u>428,682</u>	<u>\$815,472</u>
County Totals	693,067	4,419,198	9,727,820	14,840,085	13,837,757

Table A 4a. Williamson Act Acreage Eligible for Subvention Entitlement in FY 1992-93 and Paid Entitlement Amount

COUNTY	Urban Prime \$5/acre or \$8/acre	Other Prime \$1/acre	Open Space \$.40/acre	Total number of eligible acres	Paid Entitlement
Camarillo	122	0	15	137	\$982
Carlsbad	0	0	0	0	\$0
Coachella	163	52	0	215	\$867
Corona	11	0	0	11	\$88
Fremont	473	0	3,776	4,249	\$5,294
Hayward	0	0	700	700	\$280
Menlo Park	0	0	1,992	1,992	\$797
Newark	211	0	3,105	3,316	\$2,930
Oceanside	693	0	72	765	\$5,573
Oxnard	191	0	2	193	\$1,529
Palo Alto	149	0	318	467	\$1,319
Perris	840	0	0	840	\$6,720
Redlands	221	0	0	221	\$1,768
Sacramento	0	0	0	0	\$0
San Jose	103	318	4,256	4,677	\$2,844
Saratoga	30	0	75	105	\$270
Thousand Oaks	0	0	110	110	\$44
City Totals	3,207	370	14,421	17,998	\$31,305
County Totals	<u>693,067</u>	<u>4,419,198</u>	<u>9,727,820</u>	<u>14,840,085</u>	<u>13,837,757</u>
Grand Total	696,274	4,419,568	9,742,241	14,858,083	13,869,062

¹ Los Angeles County does not participate in the Williamson Act Program, but does receive subventions for 40,052 acres of open space which are under Open Space Easements pursuant to the Open Space Easement Act of 1969.

² Napa County's entitlement payment was reduced by \$8,891 to complete reimbursement to State for previous years' overpayment.

³ San Joaquin County's entitlement payment was reduced by \$4,636.80 to reimburse State for previous years' overpayment.

⁴ Tuolumne County's entitlement payment was reduced by \$5,633.55 to partially reimburse State for previous years' overpayment.

Department of Conservation, 1994

Table A 4b. Williamson Act Acreage Eligible for Subvention Entitlement in FY 1993-94 and Paid Entitlement Amount

COUNTY	Urban Prime \$5/acre ⁵	Other Prime \$5/acre ⁵	Open Space \$1/acre ⁵	Total number of eligible acres	Paid Entitlement
Alameda	3,558	6,559	113,316	123,433	\$163,901
Amador	0	4,388	85,148	89,536	\$107,088
Butte	11,925	69,745	101,837	183,507	\$510,187
Calaveras	0	13,541	111,587	125,128	\$179,292
Colusa	0	10,345	175,482	185,827	\$227,207
Contra Costa	1,958	5,417	38,123	45,498	\$74,998
El Dorado	0	1,645	37,885	39,530	\$46,110
Fresno	49,652	1,027,887	482,792	1,560,331	\$5,870,487
Glenn	0	73,814	244,808	318,622	\$613,878
Humboldt	76	3,702	191,156	194,934	\$210,046
Kern	37,780	822,474	764,235	1,624,489	\$5,065,505
Kings	38,180	369,517	118,700	526,397	\$2,157,185
Lake	0	5,552	42,780	48,332	\$70,540
Lassen	0	25,968	262,125	288,093	\$391,965
Los Angeles ¹	0	0	0	0	\$40,052
Madera	19,933	187,659	290,029	497,621	\$1,327,989
Marin	2,628	8,683	81,405	92,716	\$137,960
Mariposa	0	0	179,292	179,292	\$179,292
Mendocino	0	28,808	423,352	452,160	\$567,392
Monterey	2,807	49,974	622,540	675,321	\$886,445
Napa	3,106	4,006	44,132	51,244	\$79,692
Nevada	0	3,340	0	3,340	\$16,700
Orange	10	630	12,399	13,039	\$15,599
Placer	437	13,353	29,395	43,185	\$98,345
Plumas	0	7,113	69,326	76,439	\$104,891
Riverside	2,743	39,763	5,728	48,234	\$218,258
Sacramento	5,856	88,151	91,890	185,897	\$561,925
San Benito	4,062	43,418	515,490	562,970	\$752,890
San Bernardino	5,780	2,446	6,054	14,280	\$47,184
San Diego	1,686	4,174	87,681	93,541	\$116,981
San Joaquin	118,678	247,284	151,209	517,171	\$1,981,019
San Luis Obispo	5,439	66,422	665,621	737,482	\$1,024,926
San Mateo	209	2,742	43,573	46,524	\$58,328
Santa Barbara	23,120	33,516	465,964	522,600	\$749,144
Santa Clara	9,026	2,352	327,661	339,039	\$384,551
Santa Cruz	1,150	1,148	17,773	20,071	\$29,263
Shasta	305	14,047	139,747	154,099	\$211,507
Sierra	0	1,953	34,831	36,784	\$44,596
Siskiyou	0	87,348	294,391	381,739	\$731,131
Solano	24,739	88,307	136,911	249,957	\$702,141
Sonoma	4,759	24,293	247,241	276,293	\$392,501
Stanislaus	79,170	200,071	379,857	659,098	\$1,776,062
Tehama	0	47,307	740,079	787,386	\$976,614
Trinity	0	0	22,268	22,268	\$22,268
Tulare ²	0	550,277	504,057	1,054,334	\$3,252,072
Tuolumne ³	0	0	112,410	112,410	\$106,776
Ventura	27,253	14,393	77,138	118,784	\$285,368
Yolo	<u>66,366</u>	<u>192,025</u>	<u>159,459</u>	<u>417,850</u>	<u>\$1,451,414</u>
County Totals	552,391	4,495,557	9,748,877	14,796,825	35,019,665

Table A 4b. Williamson Act Acreage Eligible for Subvention Entitlement in FY 1993-94 and Paid Entitlement Amount

COUNTY	Urban Prime \$5/acre ⁵	Other Prime \$5/acre ⁵	Open Space \$1/acre ⁵	Total number of eligible acres	Paid Entitlement
Camarillo	122	0	15	137	\$625
Carlsbad	0	0	0	0	\$0
Coachella ⁴	0	0	0	0	\$0
Corona	11	0	0	11	\$55
Fremont	100	0	3,987	4,087	\$4,487
Hayward	0	0	369	369	\$369
Menlo Park	0	0	1,992	1,992	\$1,992
Newark	211	0	3,059	3,270	\$4,114
Oceanside	307	0	25	332	\$1,560
Oxnard	0	0	0	0	\$0
Palo Alto	149	0	317	466	\$1,062
Perris	810	0	0	810	\$4,050
Redlands	211	0	0	211	\$1,055
Sacramento	0	0	0	0	\$0
San Jose	161	318	4,604	5,083	\$6,999
Saratoga	30	0	75	105	\$225
Thousand Oaks	0	0	110	110	\$110
City Totals	2,112	318	14,553	16,983	\$26,703
County Totals	<u>552,391</u>	<u>4,495,557</u>	<u>9,748,877</u>	<u>14,796,825</u>	<u>35,019,665</u>
Grand Total	554,503	4,495,875	9,763,430	14,813,808	35,046,368

¹ Los Angeles County does not participate in the Williamson Act Program, but does receive subvention payments for 40,052 acres of open space which are under Open Space easements pursuant to the Open Space Easement Act of 1969.

² Tulare County's entitlement was reduced by \$3,370.00 to reimburse the State for previous years' overpayment.

³ Tuolumne County's entitlement was reduced by \$5,633.55 to partially reimburse the State for previous years' overpayment.

⁴ The City of Coachella did not submit a subvention application prior to the deadline for this report.

⁵ Per acre subvention payment rates were revised by the Legislature beginning with the 1993-94 entitlement. Previous rates were: \$8.00 and \$5.00 per acre for the two former categories of "urban prime", \$1.00 per acre for "other prime", and \$0.40 per acre for "open space".

Table A 5. Williamson Act Acres Not Eligible for Subvention Payment
March 1992 - March 1993

COUNTY	Cumulative Nonrenewals				Proposition 13 Lower Values (1)			
	Urban Prime	Other Prime	Open Space	Total	Urban Prime	Other Prime	Open Space	Total
Alameda	2,449	2,028	14,088	18,565	34	2,088	14,050	16,172
Amador	0	90	4,718	4,808	0	0	0	0
Butte	206	939	4,329	5,474	1,220	22,679	127	24,026
Calaveras	0	0	8,834	8,834	0	0	0	0
Colusa	0	0	14,965	14,965	0	0	0	0
Contra Costa	745	2,369	12,483	15,597	0	2,726	1,704	4,430
El Dorado	0	514	7,800	8,314	0	0	0	0
Fresno	4,047	1,784	2,404	8,235	231	9,742	267	10,240
Glenn	0	367	681	1,048	0	852	2,121	2,973
Humboldt	0	75	2,060	2,135	0	0	0	0
Kern	14,112	61,845	20,069	96,026	491	6,574	4,863	11,928
Kings	274	792	1,508	2,574	1,617	149,063	4,453	155,133
Lake	0	21	384	405	0	312	3	315
Lassen	0	0	0	0	0	0	0	0
Los Angeles	0	0	0	0	0	0	0	0
Madera	3,489	11,880	9,862	25,231	5,782	21,908	5,720	33,410
Marin	10	0	1,051	1,061	0	0	0	0
Mariposa	0	0	329	329	0	0	247	247
Mendocino	0	871	21,081	21,952	0	0	0	0
Monterey	576	1,066	8,315	9,957	467	11,310	1,806	13,583
Napa	115	132	354	601	2,499	4,677	2,988	10,164
Nevada	0	1,956	0	1,956	0	0	0	0
Orange	2,659	299	27,089	30,047	0	0	0	0
Placer	1,061	9,531	17,549	28,141	0	0	0	0
Plumas	0	6	5,758	5,764	0	0	0	0
Riverside	4,111	16,946	3,327	24,384	0	1,386	11	1,397
Sacramento	3,964	11,886	29,649	45,499	0	0	0	0
San Benito	3,436	2,721	12,800	18,957	1,409	638	69	2,116
San Bernardino	3,451	206	3,078	6,735	0	0	0	0
San Diego	1,078	6,813	2,902	10,793	0	0	0	0
San Joaquin	13,394	8,253	4,916	26,563	1,290	3,872	12,212	17,374
San Luis Obispo	2,175	2,997	17,144	22,316	0	0	0	0
San Mateo	0	0	181	181	0	0	0	0
Santa Barbara	896	1,376	4,843	7,115	7,751	1,354	933	10,038
Santa Clara	2,829	308	21,310	24,447	0	0	0	0
Santa Cruz	0	65	122	187	143	433	1,202	1,778
Shasta	98	152	2,083	2,333	0	0	0	0
Sierra	0	0	1,071	1,071	0	0	0	0
Siskiyou	0	133	667	800	0	0	0	0
Solano	5,854	2,902	12,925	21,681	483	1,074	1,364	2,921
Sonoma	481	975	9,695	11,151	19	0	348	367
Stanislaus	3,701	16,016	30,442	50,159	116	1,949	324	2,389
Tehama	0	920	9,271	10,191	0	4,498	1,431	5,929
Trinity	0	0	0	0	0	0	0	0
Tulare	0	3,235	6,692	9,927	0	54,991	5,267	60,258
Tuolumne	0	0	12,020	12,020	0	0	0	0
Ventura	6,718	1,189	20,989	28,896	0	0	0	0
Yolo	11,694	11,369	21,142	44,205	5,058	6,983	3,527	15,568
County Totals	93,623	185,027	412,980	691,630	28,610	309,109	65,037	402,756

Table A 5. Williamson Act Acres Not Eligible for Subvention Payment
March 1992 - March 1993

CITY	Cumulative Nonrenewals				Proposition 13 Lower Values (1)			
	Urban Prime	Other Prime	Open Space	Total	Urban Prime	Other Prime	Open Space	Total
Camarillo	485	0	0	485	0	0	0	0
Carlsbad	323	0	20	343	0	0	0	0
Coachella	366	0	0	366	0	0	0	0
Corona	58	0	0	58	36	0	0	36
Fremont	396	0	990	1,386	0	0	0	0
Hayward	0	0	1,989	1,989	0	0	0	0
Menlo Park	0	0	0	0	0	0	0	0
Newark	64	0	0	64	0	0	0	0
Oceanside	349	0	47	396	0	0	0	0
Oxnard	0	0	0	0	0	0	0	0
Palo Alto	0	0	0	0	0	0	0	0
Perris	0	0	0	0	0	0	0	0
Redlands	78	0	0	78	0	0	0	0
Roseville	0	0	475	475	0	0	0	0
Sacramento	1,249	0	62	1,311	0	0	0	0
San Jose	142	0	490	632	0	0	0	0
Saratoga	0	0	111	111	0	0	0	0
Thousand Oaks	0	0	188	188	0	0	0	0
City Totals	3,510	0	4,372	7,882	36	0	0	36
County Totals	93,623	185,027	412,980	691,630	28,610	309,109	65,037	402,756
Grand Totals	97,133	185,027	417,352	699,512	28,646	309,109	65,037	402,792

(1) Proposition 13 Lower Values : acreage valued less under Proposition 13 (unrestricted base-year valuation) than under the Williamson Act.
The amount varies from year to year.

Note: Los Angeles County no longer reports acreage under Williamson Act. Subvented acreage is under Open Space Easements pursuant to the Open Space Easement Act of 1969.

Department of Conservation, 1994

Table A-6 Prime Williamson Act Acres By Region
March 1992 - March 1993

	Prime Acres	% of Total County WA Acreage	% of Total Prime Statewide
San Joaquin Valley Region			
Fresno	1,093,343	69.25%	19.30%
Kern	940,507	54.47%	16.60%
Kings	559,443	81.78%	9.88%
Madera	250,517	45.00%	4.42%
San Joaquin	392,771	70.00%	6.93%
Stanislaus	301,023	42.30%	5.31%
Tulare	<u>608,503</u>	<u>54.11%</u>	<u>10.74%</u>
Total	4,146,107	59.71%	73.20%
South Coast / Desert Region			
Los Angeles	0	0.00%	0.00%
Orange	3,598	8.35%	0.06%
Riverside	65,035	87.75%	1.15%
Santa Barbara	68,013	12.60%	1.20%
San Bernardino	11,883	56.55%	0.21%
San Diego	16,435	15.33%	0.29%
Ventura	<u>49,553</u>	<u>33.55%</u>	<u>0.87%</u>
Total	214,517	22.05%	3.79%
Foothill / Central Sierra Region			
Amador	4,478	4.75%	0.08%
Calaveras	13,541	10.11%	0.24%
El Dorado	2,159	4.49%	0.04%
Mariposa	0	0.00%	0.00%
Nevada	5,296	100.00%	0.09%
Placer	24,137	33.96%	0.43%
Plumas	7,119	8.66%	0.13%
Sierra	1,953	5.16%	0.03%
Tuolumne	<u>0</u>	<u>0.00%</u>	<u>0.00%</u>
Total	58,683	7.55%	1.04%
Central Coast Region			
Alameda	16,717	10.57%	0.30%
Contra Costa	13,215	20.17%	0.23%
Marin	11,321	12.07%	0.20%
Monterey	66,200	9.47%	1.17%
Napa	14,522	23.42%	0.26%
San Benito	55,684	9.53%	0.98%
Santa Clara	14,514	3.99%	0.26%
Santa Cruz	2,939	13.34%	0.05%
San Luis Obispo	77,467	10.19%	1.37%
San Mateo	2,951	6.32%	0.05%
Sonoma	<u>30,527</u>	<u>10.61%</u>	<u>0.54%</u>
Total	306,057	9.77%	5.40%

Table A-6 Prime Williamson Act Acres By Region
March 1992 - March 1993

	Prime Acres	% of Total County WA Acreage	% of Total Prime Statewide
Sacramento Valley Region			
Butte	106,711	50.10%	1.88%
Colusa	10,345	5.15%	0.18%
Glenn	75,033	23.28%	1.32%
Sacramento	109,857	47.48%	1.94%
Solano	123,359	44.93%	2.18%
Tehama	52,725	6.56%	0.93%
Yolo	<u>293,495</u>	<u>61.45%</u>	<u>5.18%</u>
Total	771,525	30.58%	13.62%
Mountain / North Coast Region			
Humboldt	3,853	1.96%	0.07%
Lake	5,885	12.00%	0.10%
Lassen	25,968	9.01%	0.46%
Mendocino	29,679	6.26%	0.52%
Shasta	14,602	9.33%	0.26%
Siskiyou	87,481	22.87%	1.54%
Trinity	<u>0</u>	<u>0.00%</u>	<u>0.00%</u>
Total	167,468	10.67%	2.96%

Note: Los Angeles County no longer reports acreage under Williamson Act

Department of Conservation, 1994

APPENDIX B

HOW THE WILLIAMSON ACT PROGRAM WORKS

At the heart of the Program is the relationship between the landowner and the county or city government. They are joined together in a contract in which each agrees to give up specific benefits in return for mutual gain. The landowner forgoes the possibility of development, or conversion of property into non-agriculture or non-open space uses during the term of the contract, in return for lower property taxes. The local government forgoes a portion of its property tax revenues in return for the planning and land use advantages implicit in retaining rural land in agricultural or other open space use.

Both the local government and the landowner are voluntary participants. Whether or not to have a Williamson Act Program in the first place is a decision for the county board of supervisors or the city council. Once a Program is in place in a given community, agriculture landowners have the option to enroll or not to enroll.

Generally it is easier to enroll land into the Williamson Act than to withdraw it from contractual agreement. State law (Government Code Chapter 7, Revenue and Taxation Code Sections 421 through 530.5) specifies the requirements and procedures for these and other aspects of the Program. Following is an expanded description of the major features of the Program.

GETTING INTO THE PROGRAM

An interested landowner files an application for a Williamson Act contract with a county or city government, usually with the planning department. Assuming the parcel is eligible (see below) the application is routinely processed and approved. The contract signed by the landowner and the local government has an initial term of 10 years with renewal occurring automatically each year. (County governments can establish initial contract terms for longer periods of time; at least two use 20-year terms.) Since a contract is

attached to the land it is not affected by the transfer of parcel ownership.

ELIGIBILITY

All agricultural acreage in California -- whether devoted to crops or grazing animals -- is eligible for Williamson Act coverage. Contracts can also be extended to non-agriculture "open space" lands a category which includes scenic highway corridors, wildlife habitats, wetlands, salt ponds, and recreational lands.

The other major statewide eligibility requirements concern location within an agriculture preserve (see below) and minimum parcel size. With the intention of keeping Williamson Act parcels large enough to maintain agriculture operations state policy now calls for a 10-acre minimum for prime land and 40 acres for non-prime acreage. Local governments can and do impose additional requirements on the acceptance and retention of contracts including larger minimum parcel sizes and other standards for the agriculture use of properties.

LAND CLASSIFICATIONS

Participating acreage is classified into three land use categories: urban prime, other prime, and non-prime. While these classifications have no bearing on contract eligibility, until Fiscal Year 1993-94 they were the basis for the allocation of state subventions to local governments with Williamson Act parcels. (In 1993, legislation was enacted to eliminate the urban prime categories. Beginning with the 1993-94 Fiscal Year only the prime and non-prime categories remain with urban prime now included in the prime category (see section VII). More generally the classifications provide a means for tracking trends in the Program's acreage. The prime/non-prime

difference is a standard distinction based on the relative capability of a parcel for growing crops and supporting grazing animals. The urban prime category (still used by the Department of Conservation for Program data analysis) includes parcels located within three miles of certain size cities. Specifically, the statutory definitions of these land use categories are:

Prime Agricultural Land means any of the following:

- All land which qualifies for rating as class I or class II in the United States Department of Agriculture's Soil Conservation Service Land Capability Classification system;
- Land which qualifies for rating 80 through 100 in the Store Index Rating;
- Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture;
- Land planted with fruit-or nut-bearing trees, vines, bushes or crops which have a non bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre; and,
- Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.

Urban Prime Agricultural Land (as formerly defined in the Open Space Subvention Act) is Prime Agricultural Land as defined above which is either:

1. Within, or within three miles of the boundaries of, each incorporated city with a population of 25,000 or more as annually

determined by the Department of Finance; or,

2. either (a) within each incorporated city with a population of 15,000 or more and less than 25,000 as annually determined by the Department of Finance, or (b) within three miles of the boundaries of an incorporated city with a population of 15,000 or more, as annually determined by the Department of Finance, in any county not qualifying for a payment as provided for in (1), above. If more than one city with a population of 15,000 or more and less than 25,000 lies within a county, the county shall determine the city which is to be used in calculating the payment.

Open Space of Statewide Significance (normally referred to as non prime agricultural land) is either:

- Land which could be developed as prime agricultural land (e.g., land, if irrigated, which would qualify as prime by the above definition); or
- Land which is open-space as defined by an approved local general plan open space element, and which constitutes a resource whose preservation is of more than local importance for ecological, economic, educational, or other purposes. The Secretary of the Resources Agency is the final judge of whether the land is in fact devoted to open-space of statewide significance.

AGRICULTURAL PRESERVES

Location within an agriculture preserve is a major requirement for the enrollment and retention of Williamson Act parcels. Either the preserve already exists or is created anew by the local government at the time the contract is approved. With a minimum size of 100 acres (or more according to local government standards), a single preserve may contain more than one contracted parcel as well as non-contracted land. The preserve requirement is intended to serve a planning and land use purpose -- to concentrate

participating parcels in areas reserved for agriculture and thus protect them from other uses. Many counties have supported this objective by making exclusive or other agriculture zoning which is at least as restrictive as the Act, coincide with the preserves.

PREFERENTIAL ASSESSMENT

For property tax purposes, Williamson Act parcels are assessed according to the income produced by the land, not according to the market value approach (adjusted since 1979 according to Proposition 13 restrictions) employed for most other types of property in California. Specifically, county assessors use an income capitalization method to determine the value of contracted land. This method takes into account a standard interest rate, a risk factor, and the property tax rate, as well as net income. Preferential assessment in this manner requires the assessors to ignore comparable sales data (now adjusted according to a base year) as the basis for valuing Williamson Act property.

In nearly all cases, the income capitalization approach produces a lower assessed valuation for a parcel -- and hence a smaller property tax payment -- than an assessment that takes account of market value. For some contracted parcels, however, the Williamson Act value is higher than the updated base year value required under Proposition 13. Since 1979 assessors have been required to apply the lower of the two assessments.

GETTING OUT OF THE PROGRAM

Terminating a contract is more complex than enrolling in one. The 10-year contracts are automatically renewed every year. To stop this process and get out of the Program requires deliberate action on the part of either or both parties to the contract -- the landowner or the local government.

The four methods for removing a parcel from Williamson Act coverage are: (1) nonrenewal; (2) cancellation; (3) city annexation under certain conditions; and (4) eminent domain. Most terminations are accomplished through nonrenewal although eminent domain has increased in recent years.

Nonrenewal

Either party to the contract -- the landowner or the local government -- can initiate such an action by filing a notice of nonrenewal. The notice puts into effect a 9-year phase-out of the contract over its remaining life. Conversion of the land to a non-agriculture use is delayed until the end of the phase-out, while the assessment is gradually increased from the Williamson Act use value level to full market value. The state subvention entitlement for the acreage represented by a nonrenewed parcel ceases at the time notice is given.

Cancellation

State law limits the use of the cancellation method. It is to be used only for "extraordinary" circumstances according to the California Supreme Court. As compared to the phase-out of a nonrenewal, a cancellation results in immediate termination of a contract. Only the landowner can apply for a cancellation, and only the governing board of a local government -- county board of supervisors or city council -- can approve such a request. To do so the board has to conduct a hearing on the request and make certain findings. The board has to find that a specific cancellation would either be (1) consistent with the intent of the Williamson Act or would be (2) in the public interest. To make the "consistency" finding the county or city must find that:

- contract nonrenewal has been initiated;
- an alternative use is specified which is consistent with local general plan;

- the removal of adjacent lands from agriculture is not likely to result;
- discontinuous urban development will not result; and,
- there is no nearby non-contracted land available or suitable for the proposed alternative use.

To make the public interest finding, the city or county must further find that:

- other public concerns substantially outweigh the objectives of the Act; and,
- there is no proximate non contracted land which is available and suitable for the use proposed. An exception to this sub finding, as well as sub finding 5, above, would be if the development of the contracted land would provide more contiguous patterns of urban development than the development of the proximate non contracted land.

A landowner with an approved cancellation pays a penalty equal to 12.5% of the current market value of the land. Penalty payments go into the State's General Fund. Cancellations undergo a two-step process in which a tentative approval by a governing board is followed within a year by a final approval. The one-year interval allows for obtaining the necessary permits for the alternative use. Without such permits and the payment of the penalty the final approval is denied. (State review and approval is not required for processing a cancellation, as is required for removal of parcels from the Timber Production Zone Program, a forest land program similar to the Williamson Act.)

City Protest and Annexation

Under certain circumstances annexation of a Williamson Act parcel by a city automatically results in a termination of the contract without penalty. This applies to a parcel which, at the time of enrollment in the Program, was located

within one mile of the city's boundary and which had been protested by the city prior to the contract's consummation. Contracts on other parcels continue in force at the time of annexation. Since January 1, 1991 new city protests of contracts have not been possible because of an amendment to the Williamson Act.

Eminent Domain

Contracts are also terminated when parcels are acquired by state or local government agencies for public improvements. Removal from Williamson Act and agriculture preserve status is immediate, either for all or part of a parcel, depending on how much of the land is taken for the public purpose. State law attempts to limit such removals by denying the location of public improvements in agriculture preserves based primarily on lower land costs and if other non-contracted lands provide feasible locations.

STATE SUBVENTIONS

In partial compensation for the foregone property tax revenues resulting from reduced assessments on contracted lands the state annually pays a subvention to all participating counties and cities. Funds are allocated according to the acreage in prime and non-prime classifications. The payments are based on annual reports of enrolled acreage filed with the state Department of Conservation by local governments.

Since 1976, and up until the 1993-94 state fiscal year, Open Space Subvention entitlement rates have been fixed at:

- five dollars (\$5) to eight dollars (\$8) per acre for prime agriculture land within three miles of incorporated cities of specified sizes ("urban prime");
- one dollar (\$1) per acre for all other prime agriculture land; and,

- forty cents (\$0.40) per acre for all other agriculture land, or land which is devoted to open-space uses of statewide significance ("non prime").

Beginning with the 1993-94 fiscal year Open Space Subvention entitlement rates have been fixed at:

- five dollars (\$5) for prime agricultural land; and,
- one dollar (\$1) for open-space lands of statewide significance ("non prime").

See Section VII of this Report for information on the recent legislated change in the subvention formula. Counties and cities do not receive subventions for land under contract which is undergoing nonrenewal, or whose value is as high, or higher, under the Williamson Act than it would be if it were unrestricted by contract.

APPENDIX C

DEPARTMENT OF CONSERVATION PUBLICATIONS

PUBLICATIONS FROM THE DEPARTMENT OF CONSERVATION

THE WILLIAMSON ACT

The Williamson Act After Proposition 13: Still a Bargain. August 1983, 9 pp.
(Publication No. WA 83-01)

Williamson Act Task Force. Consensus for Action: An Interim Report to the Secretary for Resources. 1986. 28 pp. (Publication No. WA 86-01)

The Williamson Act: A Short Review. 1988. 15 pp (Publication No. WA 88-01A)

Land In the Balance: Williamson Act Costs, Benefits and Options. Executive Summary. Prepared by the University of California. December 1989. 19 pp.

Land In the Balance: Williamson Act Costs, Benefits and Options. Part I - An Analysis of Foregone Revenues, Subvention Options, Landowner Benefits, Perceptions and Local Administration. Prepared by the University of California. December 1989. 198 pp.

Land In the Balance: Williamson Act Costs, Benefits and Options. Part II - Preserving Agricultural Land in California: A Short History of the Williamson Act. Prepared by the University of California. December 1989. 54 pp.

The Williamson Act: 25 Years of Land Conservation. Commemorative Document. December 1990. 44 pp.

The Williamson Act: Protecting Our Land Resources. A three-fold informational brochure. 1991.

Steps in the Williamson Act Contract Cancellation Process. 3 pp.

Open Space Subvention Entitlement Reports to the Controller. Fiscal Years 1972-73 to present. 3 pp.

Annual Williamson Act Status Reports. 1988-89 to present.

California Code of Regulations (Subvention Entitlements), Sections 14100 to 14118. Provisions Relating to the California Land Conservation Act of 1965 (Williamson Act). Sections 51200-51295 of the California Government Code.

Open Space Subvention Act. Sections 16140-16154 of the California Government Code.

Valuation of Open-Space Land Subject to an Enforceable Restriction. Sections 421 to 430.5 of the California Revenue and Taxation Code.

Williamson Act Nonrenewals in Yolo County: Geographical Patterns and Landowner Motivations: A Report Prepared for the California Department of Conservation. April, 1993. Sokolow, Alvin D. and Bezerra, Ryan, Department of Applied Behavioral Sciences, Cooperative Extension, University of California, Davis.

RELATED PUBLICATIONS

Conserving the Wealth of the Land: A Plan for Soil Conservation. Soil Conservation Advisory Committee. September 1987. 83 pp. (Publication No. S-87-01).

Taking Action: Recommendations for Implementing the Soil Conservation Plan. Soil Conservation Committee. October 1990. 50 pp. (Publication No. S-90-01).

Resource Conservation District Sourcebook.
November, 1993. California Department of
Conservation.

**The Impacts of Farmland Conversion in
California.** Department of Conservation by Jones
& Stokes Associates, Inc. August 1990. 111 pp.

Farmland Conversion Report: 1984 to 1986
Farmland Conversion Report: 1986 to 1988
Farmland Conversion Report: 1988 to 1990
Farmland Conversion Report: 1990 to 1992

Biennial Statistical Reports and maps of Important Farmland changes for 45 counties are available at cost. Produced by the Farmland Mapping and Monitoring Program, Office of Land Conservation, Department of Conservation.

A Guide to the Farmland Mapping and Monitoring Program. 23 pp. (Publication Number FM92-02)

Publications are available at cost from:

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Office of Land Conservation
801 K Street, MS 13-71
Sacramento, CA 95814
Phone: 916-324-0859